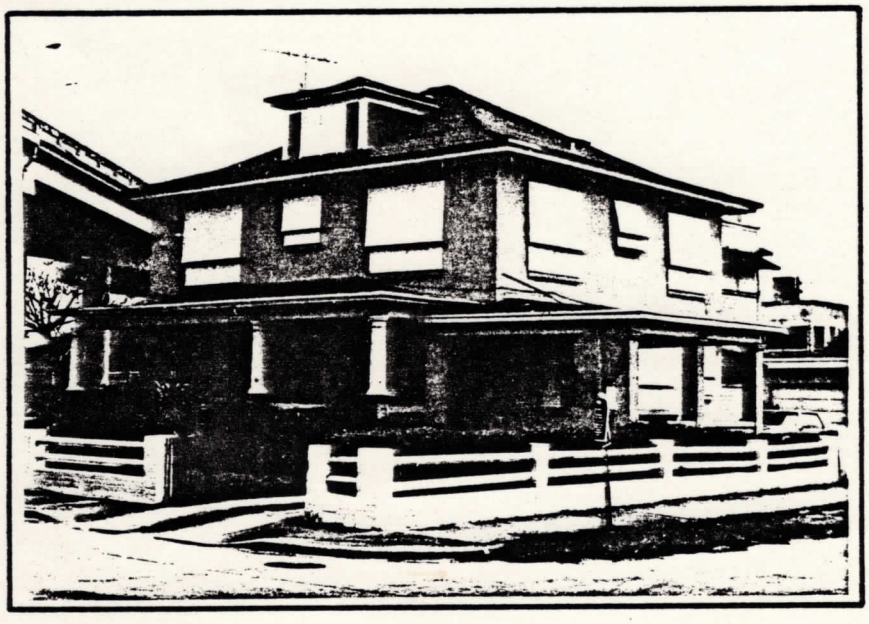
f. Chapman House
524 N.W. 13 Street

DR. WILLIAM CHAPMAN HOUSE

526 N.W. 13 STREET

Designation Report



City of Miami

REPORT OF THE CITY OF MIAMI PLANNING DEPARTMENT

TO THE HERITAGE CONSERVATION BOARD

ON THE POTENTIAL DESIGNATION OF

Dr. WILLIAM CHAPMAN HOUSE

526 N.W. 13TH STREET

AS A HERITAGE CONSERVATION ZONING DISTRICT

Prepared by Sarah E. Eaton 3-11-83
Historic Preservation Consultant — Date

Accepted by Charles Edwin Chase 3/22/83
Chairman, Heritage Conservation Board — Date

Designated by the Miami City Commission

Ordinance No. 9644

Date JUN 15 1983

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I. GENERAL INFORMATION

Historic Name:

Dr. William Chapman House

Current Name:

Dr. William Chapman House

Location:

526 N.W. 13th Street
Miami, Florida 33136

Present Owner:

William A. Chapman, Jr. & Wilhelmina Chapman Rhetta
526 N.W. 13th Street
Miami, Florida 33136

Present Use:

Residential

Present Zoning District:

R-4

HC Zoning Overlay District:

HC-1

Tax Folio Number:

01-3136-42-0100

Boundary Description of HC Zoning District:

Lots 16 and 17 and lots 18 and 19, less than north 5 feet, and less that part of lots 17 and 19 lying in the right-of-way, of Block 1 in the plat of BRAGG INVESTMENT CO. SUBDIVISION, as recorded in Plat Book 4 at Page 86, of the Public Records of Dade County, Florida.

HC Zoning Classification:

Historic Site

Dade County Historic Survey Rating:

Architectural Significance	- 1
Historical Significance	- 2
Contextural Significance	- 1

DR. WILLIAM CHAPMAN HOUSE

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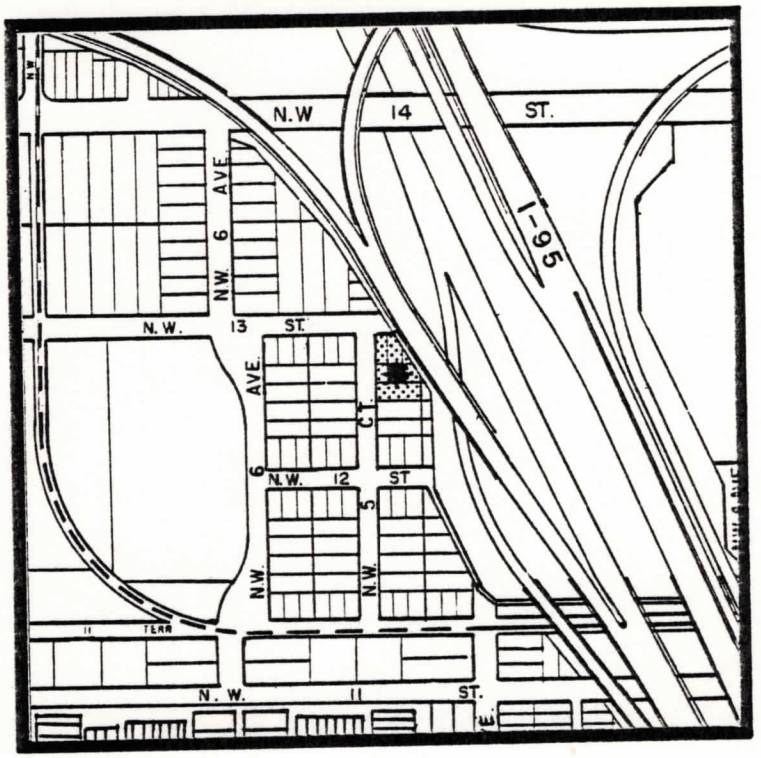
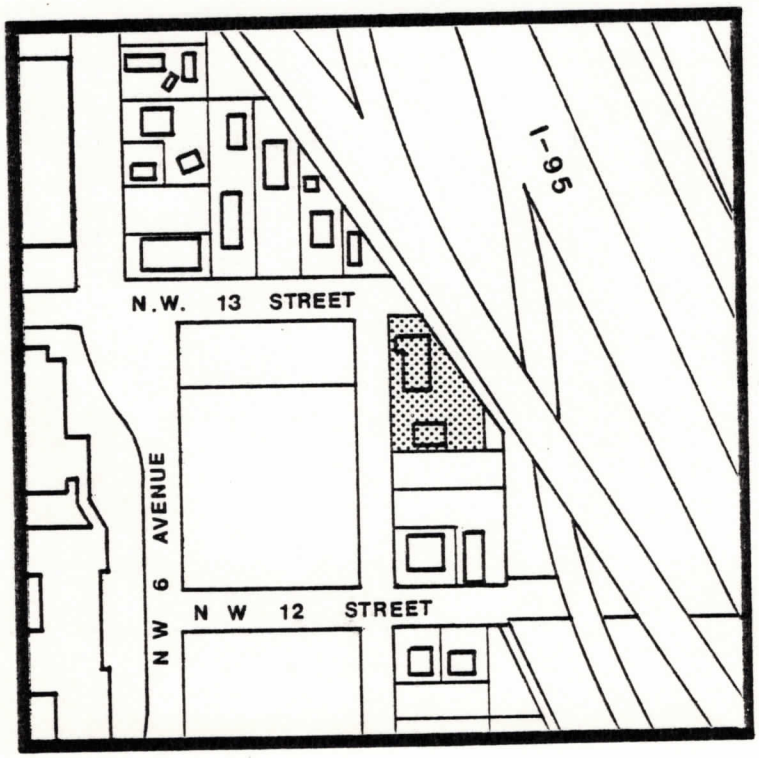


location



site plan

II. SIGNIFICANCE

Statement of Significance:

The Dr. William Chapman House is significant for its association with a prominent physician in Miami's early black community. The house is also a fine example of the type of masonry vernacular architecture prevalent in Dade County in the 1920's.

Dr. William Chapman was one of the pioneer physicians in the black community and is said to be the first black doctor in Florida to travel throughout the state with an educational program on communicable diseases. Dr. Chapman organized and met with groups in schools, churches, and homes from Tallahassee to Key West and presented information about the causes and treatment of disease.

The Dr. William Chapman House is a fine example of a well-executed masonry vernacular house of the 1920's. The classical detailing of the porch and main entrance, together with the size and setting of the building, makes it perhap the most elaborate residence remaining today in Overtown.

Relationship to Criteria for Designation:

The Dr. William Chapman House is eligible for designation under the following criteria:

1. Is associated in a significant way with the life of a person important in the past.

   The Dr. William Chapman House is the most important structure associated with the life of a prominent physician in the black community.

5. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

   The Dr. William Chapman House is a fine example of the type of masonry vernacular architecture prevalent in Dade County in the 1920's. The building's size and classical detailing make it perhaps the most elaborate residence remaining in Overtown.

III. HISTORICAL INFORMATION

Date of Erection:

c. 1923

Architect:

Unknown

Builder/Contractor:

Unknown

Historical Context:

The Dr. William Chapman House was built around 1923 by Dr. Chapman and his wife Mary Louise. Chapman received his medical degree from the Meharry Medical College of Walden University and practiced medicine in Miami's black community. He also, operated a drug store from his office at 219 N.W. 8th Street. Dr. Chapman occupied the house until his death in 1940, and his son continues to reside there.

IV. ARCHITECTURAL INFORMATION

Description of Building:

The Dr. William Chapman House is a two-and-one-half story square structure with three bays across the north (front) facade. The building is topped with a hipped roof with flared eaves and is covered with asphalt shingles. Constructed of concrete block, the building is finished with smooth stucco.

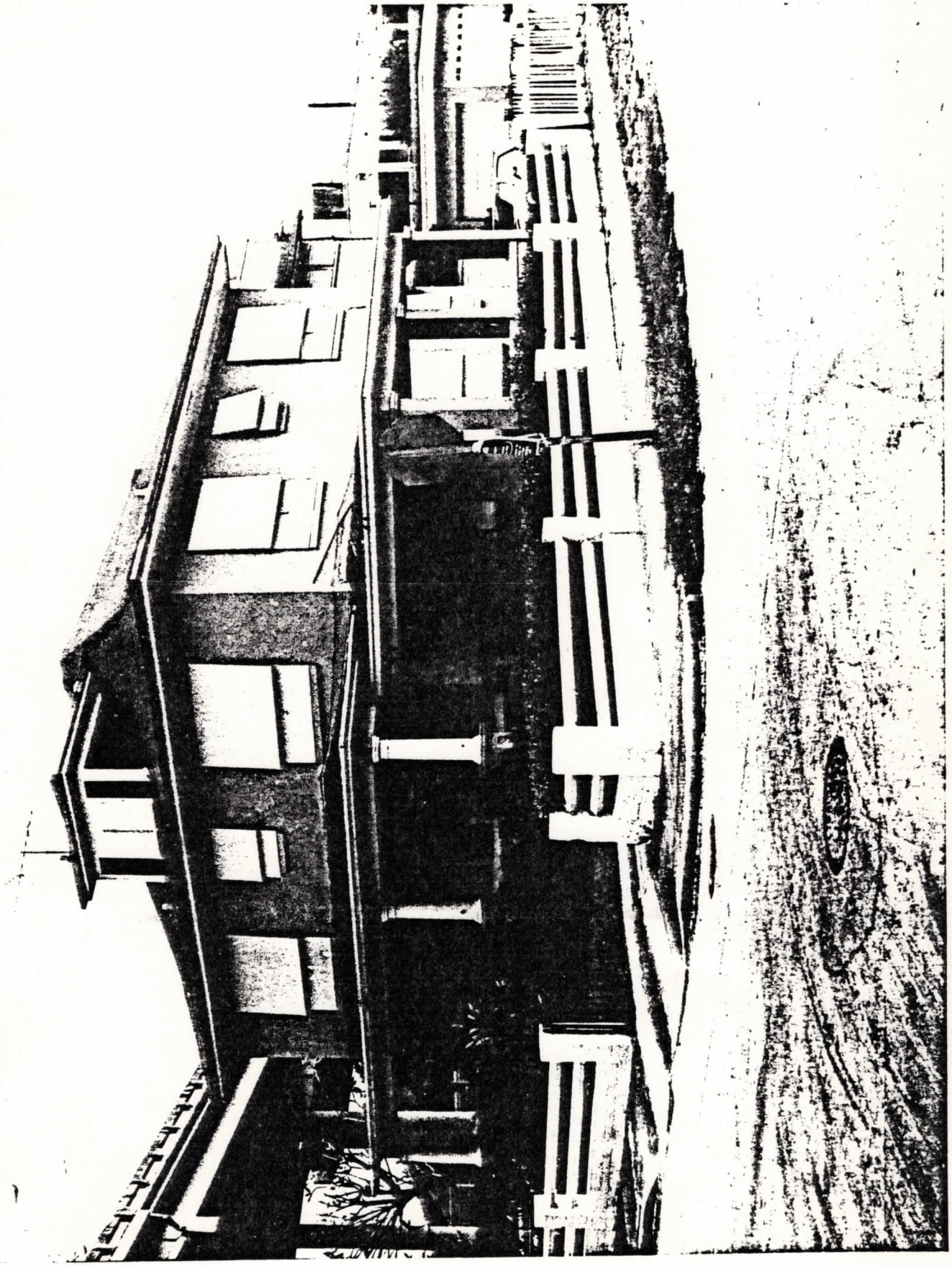
A one story porch with a hipped roof extends across the entire north facade. The porch is supported by three Doric columns resting on piers and is enclosed by a masonry balustrade. The pier directly east of the center stairway is topped with an urn, not a column.

The main entrance, located in the center bay of the north facade, features a wood and glass door flanked by sidelights and topped with a transom. The majority of windows in the building are grouped in pairs and originally were wooden double hung sash with four over one lights. Windows now are concealed with storm shutters. The roof is punctuated by a dormer window on the north and south facades. These dormers contain a set of paired windows and are topped with a hipped roof.

Several additions have been made to the house, including a one story porte-cochere on the west facade and a two story frame section on the south facade.

Description of Site:

The Dr. William Chapman House faces north and is located where N.W. 13th Street now dead ends at I-95. An expressway ramp rises above the building's eastern lot line. A one story concrete garage, built in 1956, is located directly south of the house. This garage replaces the site's original garage.



Dr. William Chapman House
526 N.W. 13th Street
North (front) and west facades
1983

Dr. William Chapman House
526 N.W. 13th Street
North (front) and west facades
c. 1925
(Courtesy of Black Archives, History and Records Foundation)

V. PLANNING CONTEXT

Present Trends and Conditions:

The Dr. William Chapman House is located in the Overtown neighborhood, but is isolated by the adjacent massive expressway ramps of I-95 and SR-836. Much of the surrounding area is vacant or deteriorated. The property is part of several blocks under consideration for acquisition by the Dade County School Board for expansion of the Booker T. Washington School.

Conservation Objectives:

If the site is required by the School Board for expansion of the Booker T. Washington School, every effort should be made to find a school or community related use for the structure. Preservation of the structure for a desirable use should be feasible because it is located at a remote corner of the total school site and is not likely to interfere with construction of any new facilities.

These conservation objectives can best be achieved by maintaining the present zoning of the property. An HC-1 zoning overlay district will maintain the existing zoning, requiring only the review of physical changes to the property.

VI. HC ZONING ELEMENTS

Boundaries:

The boundaries of the HC zoning district have been drawn to include the entire tract of land owned by William Chapman, Jr. and Wilhelmina Chapman Rhetta.

Major Exterior Surfaces Subject to Review:

All four facades of the Dr. William Chapman House shall be considered major exterior surfaces subject to review.

Major Landscape Features Subject to Review:

The major landscape features subject to review shall include all features which are subject to requirements for tree removal permits, as set forth in Chapter 17 of the City Code.

VII. BIBLIOGRAPHY

Black Archives, History, and Records Foundation of South Florida, Inc. Research File for Dr. William Chapman.

"Black Miami, The Way It Was". The Miami Times, December 2, 1982.

Dade County, Florida. Community and Economic Development, Historic Preservation Division. Dade County Historic Survey, Site Inventory File for 526 N.W. 13th Street, Miami, Florida.